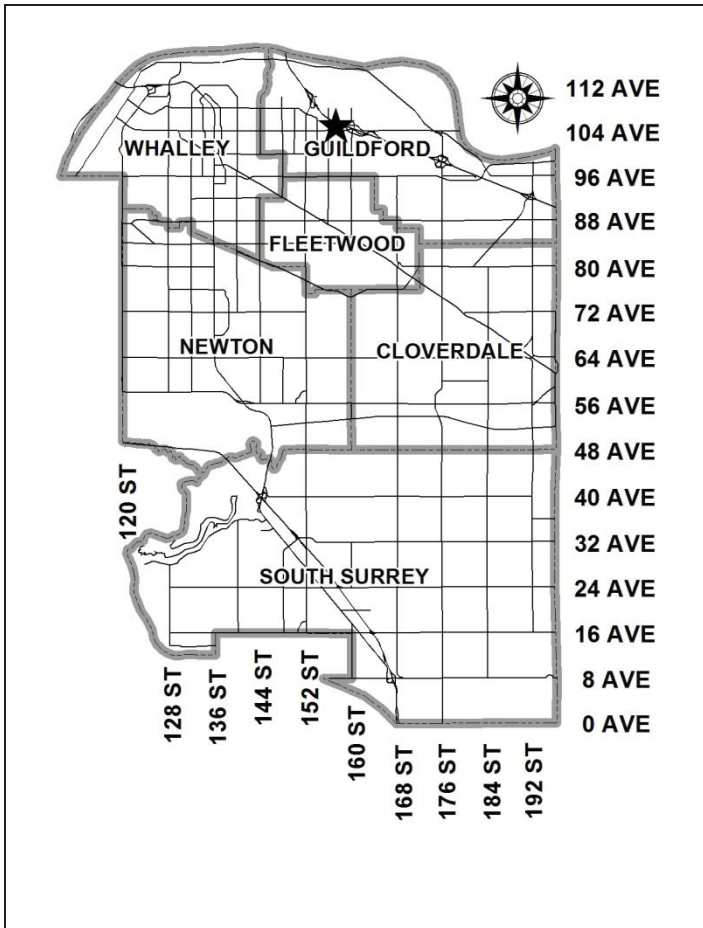


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0265-00

Planning Report Date: June 27, 2016



PROPOSAL:

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **Rezoning** of a portion from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

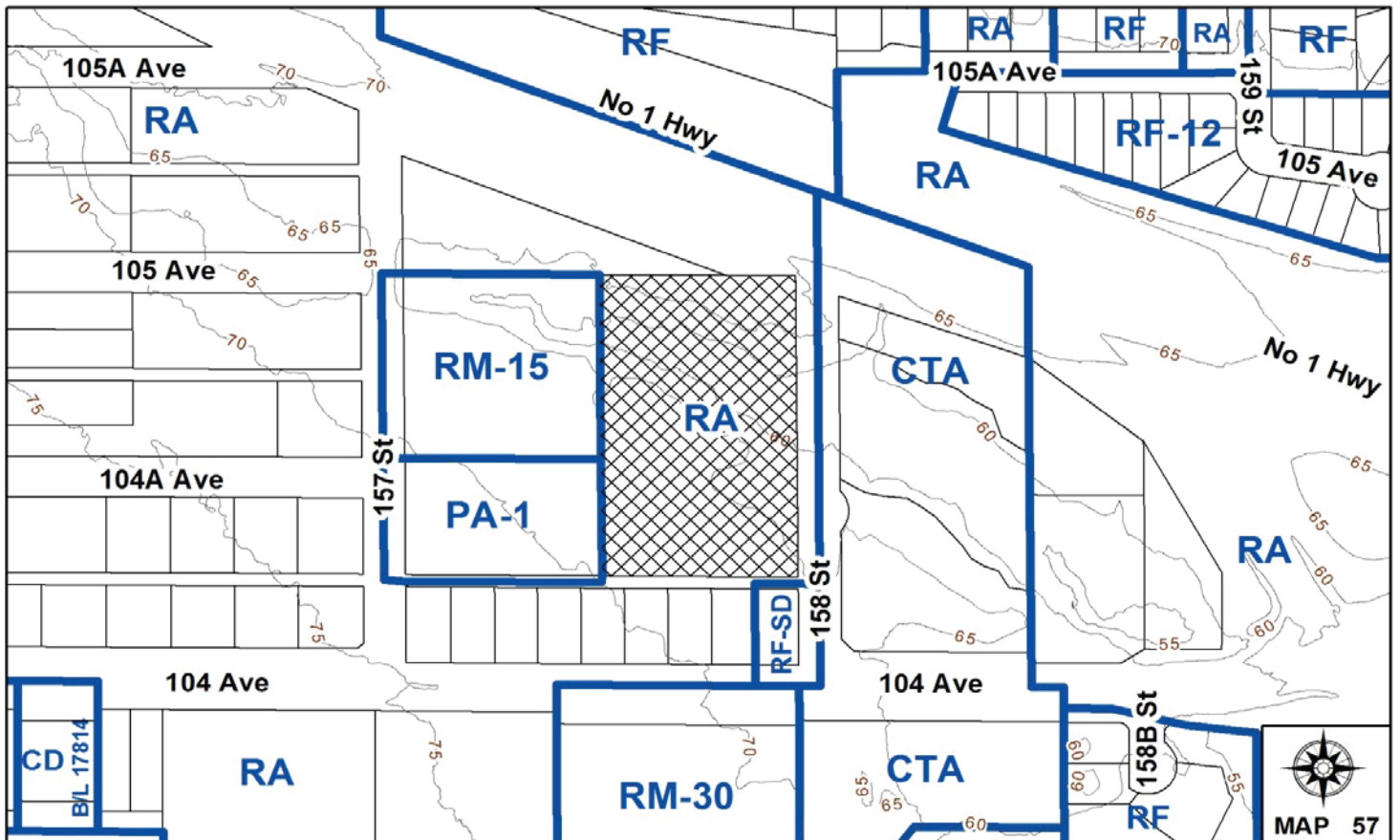
to permit the development of approximately 38 townhouse units in Guildford.

LOCATION: 10463 – 158 Street

OWNER: Royan Barryman

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum required setbacks of the RM-30 Zone along all lot lines.

RATIONALE OF RECOMMENDATION

- The reduced setbacks are in keeping with what has been approved for similar townhouse developments in the Guildford area, including a 56-unit townhouse development (Development Permit No. 7908-0039-00) located at 15788 – 104 Avenue to the south across 104 Avenue. The reduced setbacks are not expected to impact the neighbouring properties, and will still allow the subject site to accommodate appropriate yard spaces and landscaping treatments.
- The proposed density and building form are appropriate for this part of Guildford and will support City efforts to increase density along transit corridors (104 Avenue).
- The proposed OCP Amendment to Multiple Residential is required in order to allow a townhouse development on the subject site. The site is located near the 104 Avenue rapid transit corridor, and the proposal is consistent with current OCP guidelines by supporting housing diversity, sustainability and affordability.
- The applicant is volunteering a community benefit in the form of a cash contribution in the amount of \$1,500 per townhouse unit to satisfy the OCP Amendment Policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating a portion of the subject site (Appendix VI) from Urban to Multiple Residential and a date to be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site as shown as Block A on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 114 square metres (1,220 square feet) to 85 square metres (915 square feet).
5. Council authorize staff to draft Development Permit No. 7912-0265-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0265-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.0 metres (10 ft.) to the roof overhang;
 - (b) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 5.5 metres (18 ft.) to the decks and roof overhangs of Building 4, and to 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhang of Building 5;
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and 4.5 metres (15 ft.) to building columns and roof overhangs; and
 - (d) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 5.0 metres (16.5 ft.) to the roof overhangs of Building 5, and to 6.0 metres (20 ft.) to the building face and to 4.0 metres (13 ft.) to the rear decks and roof overhangs of Building 6.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) provision of community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) the applicant adequately address the impact of reduced indoor amenity space; and
- (m) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District:	<p>Projected number of students from this development:</p> <p>8 Elementary students at Harold Bishop Elementary School 4 Secondary students at Johnston Heights Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer of 2018.</p>
Parks, Recreation & Culture:	Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood. A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has granted Preliminary Approval for one year.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway No. 1):	City-owned greenbelt and detention pond.	Urban	RF
East (Across 158 Street):	City-owned park and The Coast Surrey Guildford Hotel.	Urban	CTA
South (Across unopened lane):	Single family dwellings and two vacant lots created under Application No. 7914-0313-00; rezoning approved on May 30, 2016 to permit two (2) semi-detached buildings.	Urban	RA and RF-SD
West:	Townhouses and church (Kingdom Hall of Jehovah's Witness)	Urban	RM-15 and PA-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located in Guildford, just north of the 104 Avenue and 158 Street intersection. The property is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The property is approximately 1.4 hectares (3.4 acres) in size, with a red-coded creek (Guildford Brook) running along the northern half of the site (see Watercourse and Riparian Area section).
- A single family dwelling, which has been expanded upon, as well as a number of accessory buildings are located on the subject property, all of which will be removed as part of the current development application.
- Despite Planning staff's support for a higher density project (townhouse or apartments) on the subject site given the property's location near a future transportation corridor (104 Avenue), the owner originally proposed to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow subdivision into six (6) RF lots.
- After further discussions with the owner however, he agreed to revise the proposal to a medium density townhouse project.
- At this time, the property is still owned by the original owner, but is under contract to be sold to the current agent (Dawson and Sawyer Properties Ltd.).

Current Proposal

- The applicant proposes an Official Community Plan (OCP) amendment of the south portion of the site (Appendix VI) from "Urban" to "Multiple Residential", a rezoning of the same south portion of the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit (DP) in order to permit 38 townhouse units. A Development Variance Permit (DVP) is requested for reduced building setbacks along all lot lines (see By-law Variance section).
- A subdivision is also proposed in order to subdivide the southern portion of the property (townhouse site shown as Block A in Appendix II) from the northern portion of the site (open space parcel shown as Block B), which will be conveyed to the City for riparian protection purposes. This area will add to the City's existing park space and support City efforts to achieve additional green space along creek corridors. The applicant has also agreed to plant native vegetation in the open space parcel, as part of a P-15 Agreement.
- The net density for the proposed 38-unit townhouse development on the proposed south lot (Block A) is approximately 59 units per hectare (24 units per acre) with a floor area ratio (FAR) of 0.87, which are below the maximum density of 75 units per hectare (30 units per acre) and the maximum FAR of 0.90 permitted in the RM-30 Zone.

Transit / Transportation Considerations

- Currently, the City is proposing two (2) light rail transit (LRT) lines – one from City Centre to Langley along Fraser Highway, and one connecting City Centre with Guildford along 104 Avenue and with Newton along King George Boulevard.
- The 104 Avenue section of the Newton / City Centre / Guildford LRT line may include up to five (5) LRT stations, including a station at 152 Street adjacent to Guildford Town Centre Mall. An LRT station is tentatively proposed at 104 Avenue and 156 Street.
- The subject site is within close proximity of the future LRT station along 104 Avenue, and as a result, increased densities near the 104 Avenue transportation corridor are appropriate and necessary, to support the proposed installation and expansion of the rapid transit network.
- The proposed 38-unit townhouse project supports housing diversity, sustainability and affordability, while also supporting increased densities near a rapid transit corridor.

Watercourse and Riparian Areas

- Guildford Brook, which is a red-coded protected creek, is located along the northern boundary of the subject site.
- Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants Inc. submitted a Riparian Area Regulation (RAR) assessment (dated October 15, 2015) on behalf of the owner to confirm an appropriate building setback from the watercourse. The findings of the RAR Assessment have been peer reviewed by Adam Goodwin of Triton Environmental Consultants Ltd., and found to be acceptable.
- A geotechnical report, prepared by Braun Geotechnical Ltd. and Cordilleran Geoscience (dated February 27, 2015), was also submitted on behalf of the owner to assess the slope stability of the site.
- The two (2) reports recommend a 20-metre (66-ft.) wide setback for the Streamside Protection & Enhancement Area (SPEA), which includes a 15-metre (50 ft.) setback from the crest of the slope and an additional 5 metres (16.5 ft.) within over-steepened areas of the site for potential future erosion.
- A subsequent geotechnical report was submitted on January 13, 2016 by GeoPacific Consultants Ltd., which reduced the total setback from 20 metres (66 ft.) to 14 metres (46 ft.): a 12-metre (39 ft.) setback from the crest of the slope and an additional 2.0-metre (6.5 ft.) setback for potential future erosion. This geotechnical report was reviewed and found acceptable by Drainage Engineering staff and the City's Environmental Coordinator.
- The northern portion of the subject site (shown as Block B on the Survey Plan in Appendix II) will be conveyed to the City for riparian protection purposes in accordance with a revised RAR assessment submitted by EnviroWest Consultants Inc. and the revised geotechnical report submitted by GeoPacific Consultants Ltd.

- A 5.0-metre (16.5-ft.) wide drainage right-of-way (ROW) for maintenance access to the creek will be registered along the north lot line of the townhouse portion of the site (shown as Block A on the Survey Plan in Appendix II), adjacent to the open space lot that will be conveyed to the City for riparian protection purposes (Block B).
- Drainage Engineering staff confirm that permanent buildings or structures (including fences) and trees are not permitted within the 5.0-metre (16.5-ft.) wide drainage ROW, but on-site walkways, parking stalls and low-level landscaping are permitted within the ROW. The current site plan complies with these requirements.
- A 2.0-metre (6.5-ft.) wide multi-use path runs along the north edge of the townhouse site within the 5.0-metre (16.5-ft.) wide drainage ROW. The intent of this multi-use path is to provide a future connection for the general public from the subject site (at 158 Street) to 156 Street, to the west. The extension of the multi-use path is contingent on future and in-process development applications in the area, including File No. 7913-0189-00 (Overwaitea site at the northeast corner of 104 Avenue and 156 Street) which is currently at Third Reading.

PRE-NOTIFICATION

Pre-notification letters were sent on March 24, 2016, and staff received one (1) e-mail from a property owner in the neighbourhood.

- The property owner expressed concerns regarding the cost of sewer upgrades for his property, located nearby, as a result of the proposed townhouse development.

(Sanitary sewer upgrades for neighbouring lots of a proposed development are not required unless those lots are also under a development application for redevelopment.)

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP Amendment from Urban to Multiple Residential is consistent with Surrey's OCP policies seeking increased densities along rapid transit routes (104 Avenue).
- Several recent OCP Amendments in the area have been supported or approved by Council, including:
 - Development Application No. 7913-0189-00 (17 lots between 104 and 105 Avenues and 156 and 157 Streets); OCP Amendment from Urban to Commercial for a retail shopping centre, currently at Third Reading;
 - Development Application No. 7908-0039-00 (15750 – 104 Avenue): OCP Amendment from Urban to Multiple Residential for 56 townhouse units, approved by Council on June 27, 2011;
 - Development Application No. 7912-0071-00 (15622 – 104 Avenue): OCP Amendment from Urban to Multiple Residential for a 4-storey, 27-unit apartment building, approved by Council on November 12, 2013.

- In accordance with the OCP, the provision of a community benefit is required for an OCP Amendment located outside of a secondary plan area. The applicant has agreed to provide a community benefit contribution for the proposed 38 townhouse units in the amount of \$1,500 per unit, for a total of \$57,000 prior to the rezoning being considered for Final Adoption.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed 38-unit townhouse project consists of six (6), three-storey buildings with garages accessed internally at grade.
- Half (19) of the proposed 38 townhouse units consist of double car, side-by-side garages, while the other half (19) of the 38 townhouse units consist of internal tandem garages, which complies with the RM-30 Zone.
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicant is required to register a Section 219 Restrictive Covenant as a condition of Final Adoption of the proposed rezoning.
- The proposed building materials include cedar shake siding and hardi board siding along the front and portions of the side building elevations, and horizontal vinyl siding along the side and rear building elevations. The proposed siding will consist of two (2) main colours - vintage grey and heritage blue.
- The proposed unit doors, garage doors, window shutters, louvers, and flower boxes are painted black.
- Thirty (30) of the thirty-eight (38) proposed townhouse units include a second-floor deck with black aluminum guard rails. The remaining eight (8) proposed townhouse units (all in Building 5) include at-grade patios and no decks.
- The applicant proposes grey duroid shingle roofs with extended canopy overhangs to provide improved building articulation.
- The nine (9) proposed townhouse units in Building 4 will include 'human' doors adjacent to each unit's garage door, in order to meet Fire Code requirements.
- The proposal will include three (3) electrical rooms adjacent to the Buildings 3, 5, and 6. One (1) pad-mounted transformer (PMT) box is proposed – south of Building 3. The PMT will be screened by landscaping.

Vehicle Access and Parking

- Vehicle access to the subject site is at the east end via 158 Street. An existing 6.0-metre (20-ft.) wide unopened east/west lane is located directly south of the property, and will be constructed as part of recently approved Application No. 7914-0313-00, for full functionality. No direct vehicle access is proposed from the subject site to the lane.
- The proposed townhouse development includes a total of 84 parking spaces, consisting of 76 resident parking spaces in 19 double car, side-by-side garages and 19 tandem garage units, as well as eight (8) visitor parking spaces, which complies with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative concrete pavers.

Amenity Spaces

- The RM-30 Zone requires that 114 square metres (1,220 sq. ft.) of indoor amenity space and 114 square metres (1,220 sq. ft.) of outdoor amenity space be provided (3.0 sq. m. / 32 sq.ft. of each amenity per dwelling unit) for the proposed 38-unit townhouse project.
- The applicant proposes 139 square metres (1,499 sq.ft.) of outdoor amenity space, which exceeds the minimum 114 square metres (1,220 sq. ft.) required under the RM-30 Zone. The proposed outdoor amenity space is located at the north end of the subject property adjacent to the multi-use path.
- The outdoor amenity space includes a patio area adjacent to the amenity building, a bocce lawn, and a naturalized children's play area with decorative boulders and logs.
- The applicant proposes a two-storey amenity building approximately 85 square metres (920 square feet) in size, south of the outdoor amenity space and attached to proposed Building 2. The main floor of the proposed amenity building will include space for a sitting area, a dining area, a restroom, and a mail room, while the second floor may be utilized as a meeting area or an exercise/yoga space.
- The proposed 85 square metres (920 square feet) amenity building does not meet the minimum 114 square metres (1,220 sq. ft.) of indoor amenity space required under the RM-30 Zone. The applicant will provide a monetary contribution of \$12,000 (based on \$1,200 per unit of the indoor amenity space required) in accordance with City policy to address this shortfall.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associated Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Maple, Big Leaf	1	1	0
Plum	1	1	0
Coniferous Trees			
Western Red Cedar	160	91	69
Total	162	93	69
Additional Trees in the proposed Riparian Area	29	0	29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		94	
Total Retained and Replacement Trees		163	
Contribution to the Green City Fund		\$27,600	

- The Arborist Assessment states that there are a total of 162 mature trees on the site. There are no Alder and Cottonwood trees on the subject property. It was determined that 69 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the building footprints, lane dedication and proposed lot grading.
- Table 1 includes an additional 29 mature trees that are located within the proposed open space/riparian area. All of the trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 186 replacement trees on the site. Since only 94 replacement trees can be accommodated on the site, the deficit of 92 replacement trees will require a cash-in-lieu payment of \$27,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 163 trees are proposed to be retained or replaced on the site with a contribution of \$27,600 to the Green City Fund.

Landscaping

- The landscape plan shows a total of 94 trees to be planted throughout the subject site including maple, dogwood, magnolia, spruce, and western red cedar.
- A significant number of shrubs and ground cover species area proposed throughout the site including laurel, boxwood, yew, ferns, rhododendrons and decorative grass.
- A 0.9-metre (3-ft.) high wood rail fence is proposed along the front yards of the units fronting 158 Street, while 1.8-metre (6-ft.) high cedar fences are proposed along the rear yards.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 18, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in Guildford
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The project will diversify the housing stock and provide additional options for future home buyers in this area. • The proposed development will increase the density, which may advance the expansion of transit options along the 104 Avenue transit corridor.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes absorbent soils and onsite storm water management.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Frequent transit service runs along 104 Avenue, and transit stops are located within walking distance from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed building incorporates CPTED principles including: well-lit entries/exits, passive surveillance on the street, and good pedestrian linkages and lighting.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed to area residents and a development proposal sign was installed on subject site.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 3.0 metres (10 ft.) to the roof overhang;
- To reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 5.5 metres (18 ft.) to the roof overhang of Building 4, and to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the roof overhang of Building 5;
- To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 4.5 metres (15 ft.) to building columns and roof overhangs; and
- To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 5.0 metres (16.5 ft.) to the roof overhangs of Building 5, and to 6.0 metres (20 ft.) to the building face and to 4.0 metres (13 ft.) to the rear decks and roof overhangs of Building 6.

Applicant's Reason:

- The proposed setback relaxations are similar to those approved for other townhouse developments in the City.

Staff Comments:

- The reduced setbacks along the east property line for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape along 158 Street.
- The reduced rear yard (west) yard setbacks are not expected to impact the adjacent townhouse development (10468 – 157 Street) or church (10446 – 157 Street) to the west, as the subject site is screened by existing, mature Western Red Cedars from the two (2) abutting properties. Additionally, the church building is located at the south-west corner of the property, further away from the subject site.
- The proposed north side yard setback is a side yard condition measured to the new property line. The proposed setback is 5.5 metres (18 ft.) from the building face to the new lot line and a minimum of 3.0 metres (10 ft.) from the building face to the south edge of the 2.0-metre (6.5-ft.) wide multi-use path that runs along the north lot line of the townhouse site, and is not expected to negatively impact the use of the path.

- The proposed south side yard setback is adjacent to the 6.0-metre (20-ft.) wide lane that will be constructed as part of the development, and will still allow adequate rear yard spaces and landscaping.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation, and Tree Plans
Appendix VI	OCP Redesignation Map
Appendix VII	Development Variance Permit No. 7912-0265-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd., dated January 5, 2016.
- Environmental Report Prepared by Envirowest Consultants Inc., dated May 19, 2015.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Matt Reid
 Dawson Sawyer Properties Ltd.
 Address: 15230 No. 10 (56 Ave) Highway, Unit 101
 Surrey, BC V3S 5K7

 Tel: (604) 786-9426

2. Properties involved in the Application
 - (a) Civic Address: 10463 – 158 Street

 - (b) Civic Address: 10463 – 158 Street
 Owner: Royan Barryman
 PID: 010-275-754
 Lot "H" Section 22 Block 5 North Range 1 West New Westminster District Plan 17140

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the site.

 - (b) Introduce a By-law to rezone a portion of the site.

 - (c) Application is under the jurisdiction of MOTI.
 MOTI File No. 2016-01383

 - (d) Proceed with Public Notification for Development Variance Permit No. 7912-0265-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		13,670 square metres
Road Widening area		49.5 square metres
Undevelopable area		7,158 square metres
Net Total		6,462 square metres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		74%
SETBACKS		
Front (east)	7.5 metres	4.0 metres to building face and 3.0 metres to roof overhang*
Rear (west): Building 4	7.5 metres	7.0 metres to building face and 5.5 metres to roof overhang*
Rear (west): Building 5	7.5 metres	3.0 metres to building face and 2.5 metres to roof overhang*
Side #1 (north)	7.5 metres	5.5 metres to building face and 4.5 metres to building columns and roof overhangs*
Side #2 (south): Building 5	7.5 metres	6.0 metres to building face and 5.0 metres to the roof overhangs*
Side #2 (south): Building 6	7.5 metres	6.0 metres to building face and 4.0 metres to the rear decks and roof overhangs*
BUILDING HEIGHT		
Principal	13 metres	10 metres
Indoor Amenity Building	11 metres	5.5 metres
Accessory	4.5 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		38
Total		38
FLOOR AREA: Residential		
		5,662 square metres
FLOOR AREA: Commercial		
		N/A
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA	5,816 square metres	5,662 square metres

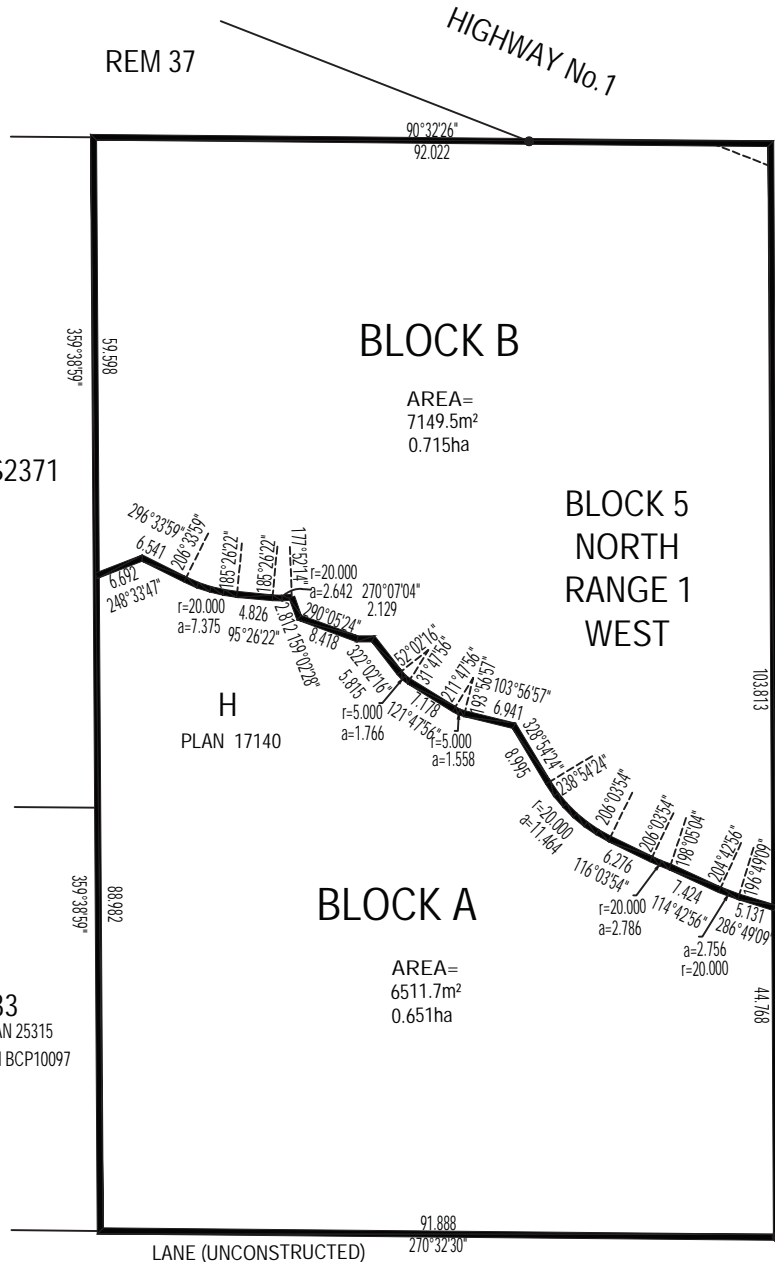
* *Variances requested*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)	75 UPH / 30 UPA	60 UPH / 24 UPA
FAR (net)	0.90	0.88
AMENITY SPACE		
Indoor	117 square metres	85.5 square metres
Outdoor	117 square metres	139 square metres
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	76	76
Residential Visitors	8	8
Institutional		N/A
Total Number of Parking Spaces	86	86
Number of disabled stalls		
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units	19 / 50%	19 / 50%
Size of Tandem Parking Spaces width/length	3.2 metres by 12.2 metres	3.2 metres by 12.2 metres

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
 No. _____ OF: LOT "H" SECTION 22 BLOCK 5 NORTH RANGE 1
 WEST NEW WESTMINSTER DISTRICT PLAN 17140



BCGS 92G 017

The intended plot size of this plan is 280mm in width
 210mm in height (A Size)
 when plotted at a scale of 1:1000

SURREY FILE No.
 12-0265-00

CIVIC ADDRESS:
 LOT H 10463 158 ST



BCS2371

BLOCK 5
 NORTH
 RANGE 1
 WEST

158th STREET

H
 PLAN 17140

BLOCK A

AREA=
 6511.7m²
 0.651ha

33
 PLAN 25315
 PLAN BCP10097

5	4	3	2	1
---	---	---	---	---

OLSEN & ASSOCIATES
 BRITISH COLUMBIA LAND SURVEYORS

204-15585 24th AVENUE, SURREY, B.C. V4A 2J4
 PHONE : 604-531-4067 Fax : 604-531-5811
 email: info@olsensurveying.ca
 File No 17895_REZONING_BYLAW_H

THIS PLAN LIES WITHIN GREATER
 VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT

Dated this _____ day of _____ 2016

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.





SITE PLAN
SCALE: 1" = 30'-0"

DEVELOPMENT DATA

GROSS SITE AREA	147,046.37 S.F. 3.38 AC.	13,661.05 m ² 1.37 Ha.																																			
NET SITE AREA	69,558.51 S.F. 1.60 AC.	6,462.19 m ² 0.65 Ha.																																			
DENSITY	38 UNITS GROSS 11.26 U.P.A.C. NET 23.80 U.P.A.C.	27.82 U.P.Ha. 58.80 U.P.Ha.																																			
F.A.R.	GROSS 0.41 NET 0.87	60,732 S.F. 5,642.18 m ² 60,732 S.F. 5,642.18 m ²																																			
LOT COVERAGE	GROSS 21% NET 44%	30,342 S.F. 2,818.84 m ² 30,342 S.F. 2,818.84 m ²																																			
PARKING	REQUIRED 2 / UNIT = 0.2 / UNIT = TOTAL	76 SPACES (RESIDENTIAL) 7.6 SPACES (VISITORS) 83.6 SPACES																																			
PROPOSED	COVERED GARAGE VISITORS PARKING TOTAL PROVIDED	76 SPACES 8 SPACES 84 SPACES																																			
DOUBLE CAR GARAGE		38 SPACES 50%																																			
OUTDOOR AMENITY	REQUIRED 3 m ² /UNIT PROVIDED	114 m ² 1,227.09 S.F. 1,498.59 S.F.																																			
INDOOR AMENITY	REQUIRED 3 m ² /UNIT PROVIDED	114 m ² 1,227.09 S.F. 920.00 S.F.																																			
UNIT BREAKDOWN:	<table border="0"> <tr> <td>UNIT TYPE A/A2/A2R/M1</td> <td>3 BED TANDEM</td> <td>1,321 S.F. x 16 UNITS</td> <td>=</td> <td>21,136 S.F.</td> </tr> <tr> <td>UNIT TYPE A1/A3</td> <td>3 BED TANDEM</td> <td>1,343 S.F. x 3 UNITS</td> <td>=</td> <td>4,029 S.F.</td> </tr> <tr> <td>UNIT TYPE E/E1</td> <td>4 BED DOUBLE</td> <td>2,092 S.F. x 6 UNITS</td> <td>=</td> <td>12,551 S.F.</td> </tr> <tr> <td>UNIT TYPE F</td> <td>4 BED DOUBLE</td> <td>1,779 S.F. x 8 UNITS</td> <td>=</td> <td>14,230 S.F.</td> </tr> <tr> <td>UNIT TYPE F1</td> <td>4 BED DOUBLE</td> <td>1,794 S.F. x 4 UNITS</td> <td>=</td> <td>7,176 S.F.</td> </tr> <tr> <td>UNIT TYPE G</td> <td>4 BED DOUBLE</td> <td>1,610 S.F. x 1 UNITS</td> <td>=</td> <td>1,610 S.F.</td> </tr> <tr> <td></td> <td></td> <td>38 UNITS</td> <td>=</td> <td>60,732 S.F.</td> </tr> </table>		UNIT TYPE A/A2/A2R/M1	3 BED TANDEM	1,321 S.F. x 16 UNITS	=	21,136 S.F.	UNIT TYPE A1/A3	3 BED TANDEM	1,343 S.F. x 3 UNITS	=	4,029 S.F.	UNIT TYPE E/E1	4 BED DOUBLE	2,092 S.F. x 6 UNITS	=	12,551 S.F.	UNIT TYPE F	4 BED DOUBLE	1,779 S.F. x 8 UNITS	=	14,230 S.F.	UNIT TYPE F1	4 BED DOUBLE	1,794 S.F. x 4 UNITS	=	7,176 S.F.	UNIT TYPE G	4 BED DOUBLE	1,610 S.F. x 1 UNITS	=	1,610 S.F.			38 UNITS	=	60,732 S.F.
UNIT TYPE A/A2/A2R/M1	3 BED TANDEM	1,321 S.F. x 16 UNITS	=	21,136 S.F.																																	
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		38 UNITS	=	60,732 S.F.																																	

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ISSUED FOR	BY	DATE	ISSUE



DESIGN : DVA	DRAWN :	DATE :	SCALE :
CLIENT : DAVEON + SAMYER	PROJECT : TOWNHOUSE DEVELOPMENT	158 ST / B	1" = 30'-0"
	10463 - 158 STREET, SURREY		
	SHEET CONTENTS :		SITE PLAN

barnett dembek
ARCHITECTS INC.

UNIT 135,
7838 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett-dembek.com

CLIENT NO.	SHEET NO.
681	AC-3.0
PROJECT NO.	REV. NO.
15064	

104 AVE

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REV#	DATE	BY	ISSUE



DESIGN :
DRAWN :
DATE :
PAGE :
SCALE :

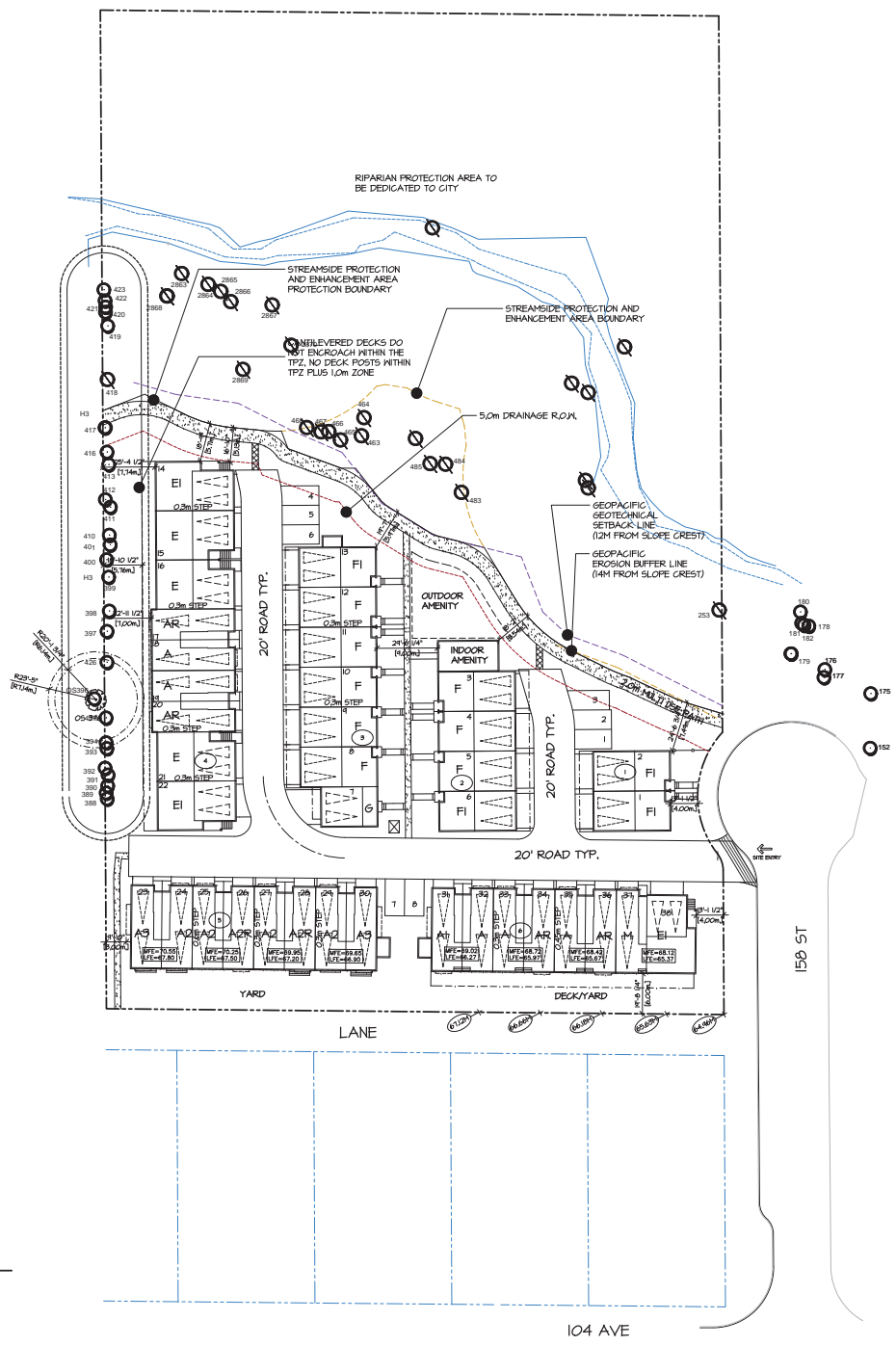
CLIENT : DAVECON + SAWYER
PROJECT : TOWNHOUSE DEVELOPMENT
10463 - 150 51 STREET, SURREY
SHEET CONDITIONS :
SITE PLAN - TREE PROTECTION ZONE

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mcl@demtek.com

CLIENT NO. 601	SHEET NO. AC-31
PROJECT NO. 15064	REV. NO.



104 AVE

CANTILEVERED DECKS DO NOT ENCRoACH WITHIN THE TPZ. NO DECK POSTS WITHIN TPZ PLUS 1.0m ZONE

5.0m DRAINAGE R.O.W.

GEO-PACIFIC GEOTECHNICAL SETBACK LINE (12M FROM SLOPE CREST)

GEO-PACIFIC EROSION BUFFER LINE (14M FROM SLOPE CREST)

OUTDOOR AMENITY

INDOOR AMENITY

2.0m MULTI USE PATH

20' ROAD TYP.

20' ROAD TYP.

SITE ENTRY

YARD

DECK/YARD

LANE

158 ST



SITE PLAN

SCALE: 1/8" = 1'-0"

25'-4 1/2" [7.74m.]

18'-10 1/2" [5.76m.]

22'-11 1/2" [7.00m.]

1'-10" [3.00m.]

1'-10" [3.00m.]

14

15

16

17

18

19

20

21

22

EI

E

E

AR

A

A

AR

EI

4

5

6

3

FI

F

F

F

F

F

F

F

F

F

F

F

F

G

29'-1/4" [9.20m.]

144'-0"

18'-2" [5.54m.]

19'-1" [5.91m.]

19'-1" [5.91m.]

19'-8 1/4" [6.00m.]

24'-6 3/4" [7.49m.]

3'-1 1/2" [4.00m.]

3'-1 1/2" [4.00m.]

3'-1 1/2" [4.00m.]

61.12m

66.60m

66.10m

65.63m

64.00m

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV#	
DATE	
DRN	
C'D	

DATE: 10/26/2018

DESIGN: DAMON + SAWYER
 DRAWN: [Name]
 DATE: 10/26/2018
 PAGE: 12 of 16
 SCALE: 1/8" = 1'-0"

CLIENT: DAMON + SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 10463 - 158 STREET, SURREY
 SHEET CONTENTS:
 SITE PLAN - FIRE MANAGEMENT PLAN

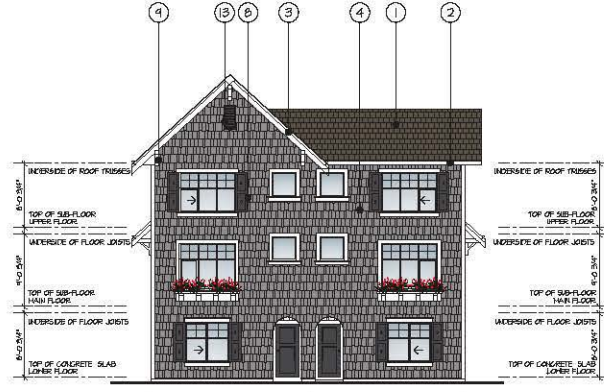
barnett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@dorkitex.com

CLIENT NO.	SHEET NO.
601	AC-3.2
PROJECT NO.	REV. NO.
15064	

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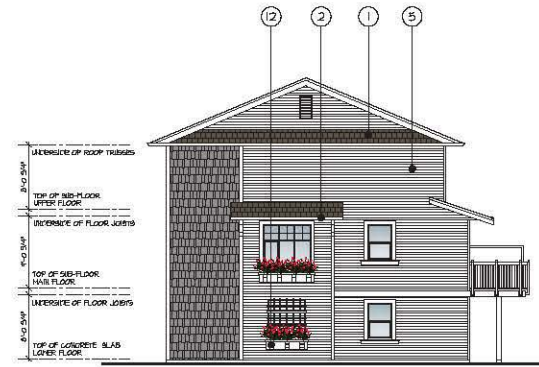


FRONT ELEVATION (158TH STREET)

SCALE: 1/8" = 1'-0"

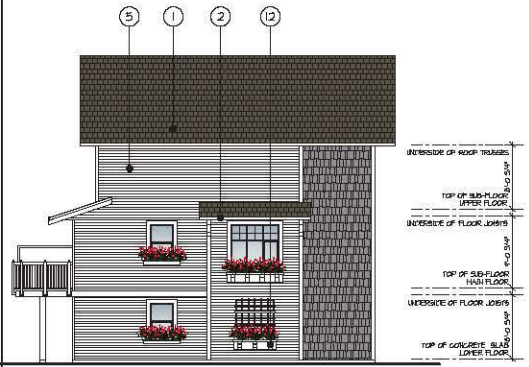
SCHEDULE OF FINISHES

- ① DURROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (1" EXPOSURE)
- ⑦ PREFAB METAL RAILINGS
- ⑧ 18" WIDE PTD. HARDI-PANEL SHUTTERS
- ⑨ KNEE BRACES
- ⑩ PRIVACY SCREEN
- ⑪ 2X10 WOOD TRIM
- ⑫ LATTICE AND FLOWER BOX
- ⑬ 18 X 36 ORNAMENTAL LOUVRES



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

REV	DATE	BY	CHK	ISSUE

DESIGN: []	DATE: []
DRAWN: []	SCALE: 1/8" = 1'-0"
CHECKED: []	PROJECT: TOWNHOUSE DEVELOPMENT
CLIENT: DANSON + SANTEE	PROJECT: 10463 - 158 STREET, SURREY
SHEET NO: []	SHEET CONTENTS: BUILDING ELEVATIONS

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1R8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@danstix.com

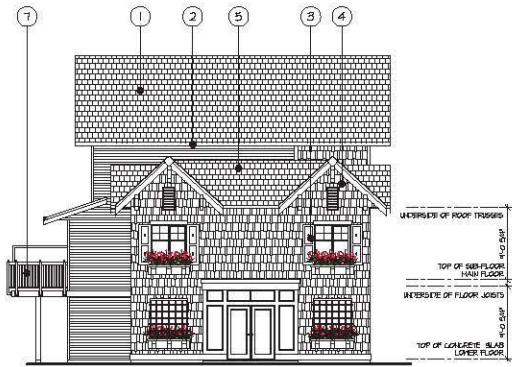
CLIENT NO. 601	SHEET NO. AC-4.1
PROJECT NO. 15069	REV. NO.

BUILDING #1



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

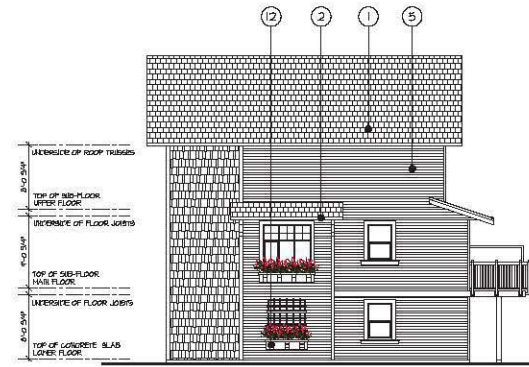


LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

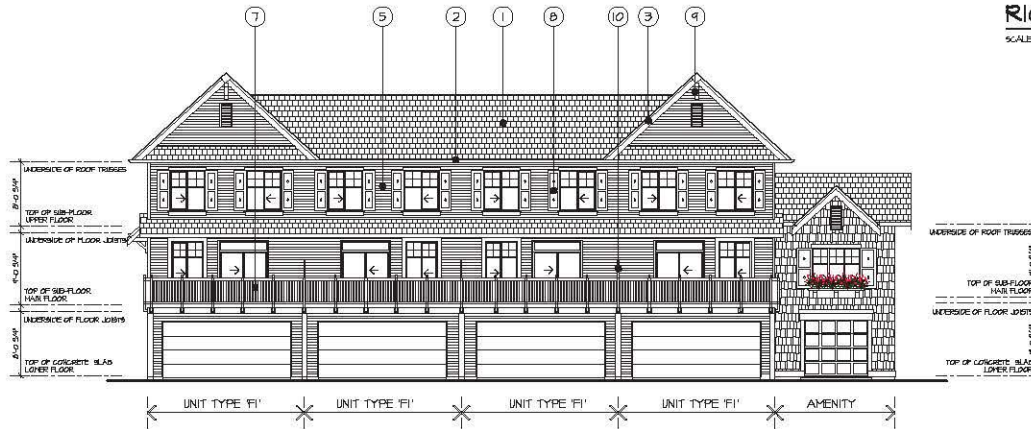
SCHEDULE OF FINISHES

- ① DURROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (1" EXPOSURE)
- ⑦ PREFAB METAL RAILINGS
- ⑧ 18" WIDE PTD. HARDI-PANEL SHUTTERS
- ⑨ KNEE BRACES
- ⑩ PRIVACY SCREEN
- ⑪ 2X10 WOOD TRIM
- ⑫ LATTICE AND FLOWER BOX
- ⑬ 18 X 36 ORNAMENTAL LOUVRES



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



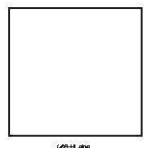
REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING #2

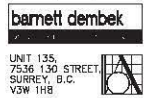
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REV	DATE	BY	ISSUE



DESIGNER:	DANSON + SANTNER
DRAWN:	
DATE:	10/4/23
SCALE:	1/8" = 1'-0"

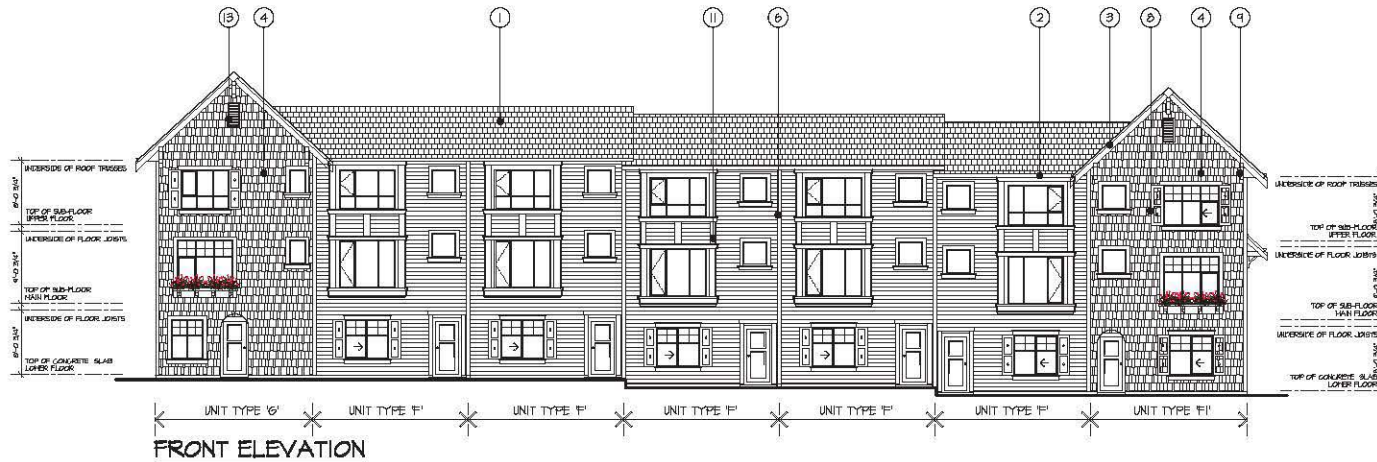
CLIENT: DANSON + SANTNER
PROJECT: TOWNHOUSE DEVELOPMENT
10463 - 158 STREET, SURREY
SHEET CONTENTS: BUILDING ELEVATIONS



UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 597-7100
FAX: (804) 597-2099
EMAIL: mail@dankest.com

CLIENT NO.	601	SHEET NO.	AC-4.2
PROJECT NO.	13069	REV. NO.	

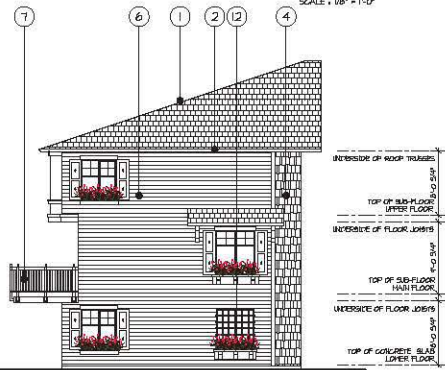


FRONT ELEVATION

SCALE: 1/8" = 1'-0"

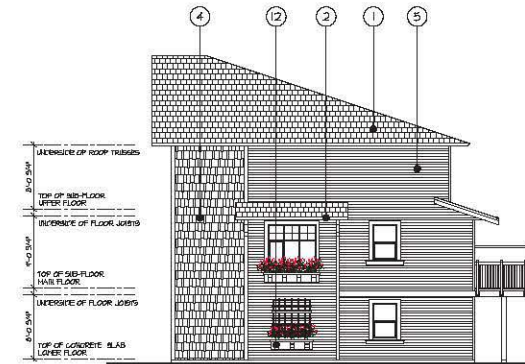
SCHEDULE OF FINISHES

- ① DURROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (1" EXPOSURE)
- ⑦ PREFAB METAL RAILINGS
- ⑧ 18" WIDE PTD. HARDI-PANEL SHUTTERS
- ⑨ KNEE BRACES
- ⑩ PRIVACY SCREEN
- ⑪ 2X10 WOOD TRIM
- ⑫ LATTICE AND FLOWER BOX
- ⑬ 18 X 36 ORNAMENTAL LOUVRES



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

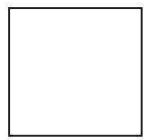


REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING #3

REV	DATE	BY	DATE	BY	REASON FOR



DESIGN	DRAWN	DATE	SCALE

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdankitax.com

CLIENT NO. 601
PROJECT NO. 15069

SHEET NO. AC-43
REV. NO.

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NO.	DATE	BY	REV



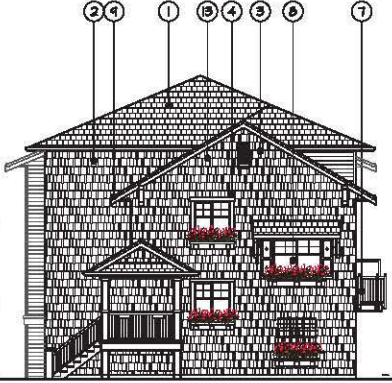
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 HOOD FASCIA
- ③ 1/4" HOOD TRIM ON 2X8 HOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (7" EXPOSURE)
- ⑦ PREFAB METAL RAILINGS
- ⑧ 18" WIDE PTD. HARDI-PANEL SHUTTERS
- ⑨ KNEE BRACES
- ⑩ PRIVACY SCREEN
- ⑪ 2X8 HOOD TRIM
- ⑫ LATTICE AND FLOWER BOX
- ⑬ 18 X 36 ORNAMENTAL LAMBS



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #4

barnett danbok
 UNIT 135,
 7338 135 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 587-7100
 FAX: (604) 587-2090
 EMAIL: mtd@barnett.com

CLIENT: DANSON + SANVER
 PROJECT: TOWNHOUSE DEVELOPMENT
 10465 - 58D STREET, SURREY
 SHEET CONTENTS: BUILDING ELEVATIONS

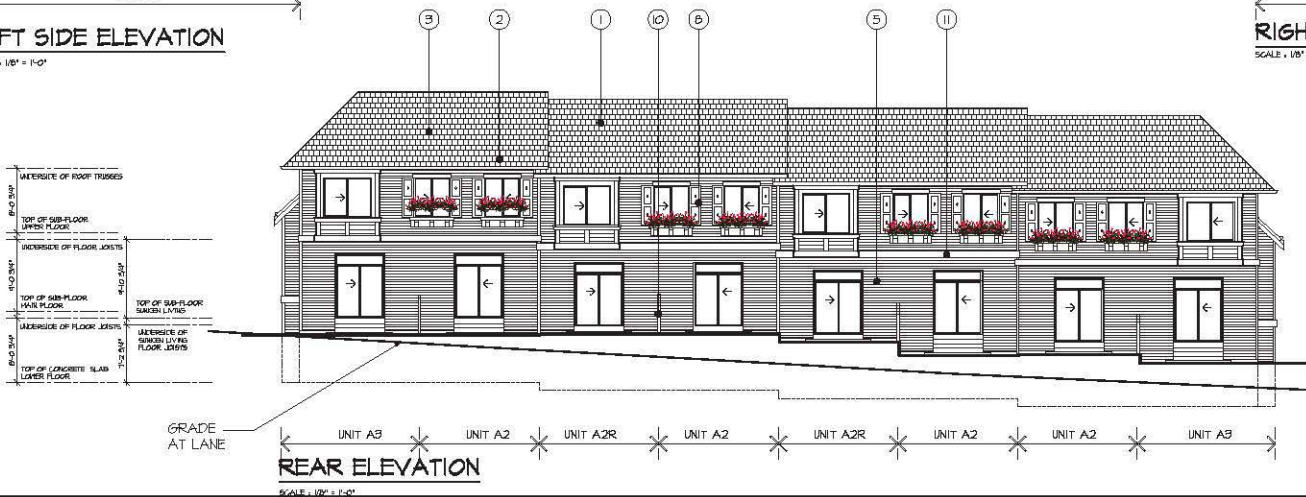
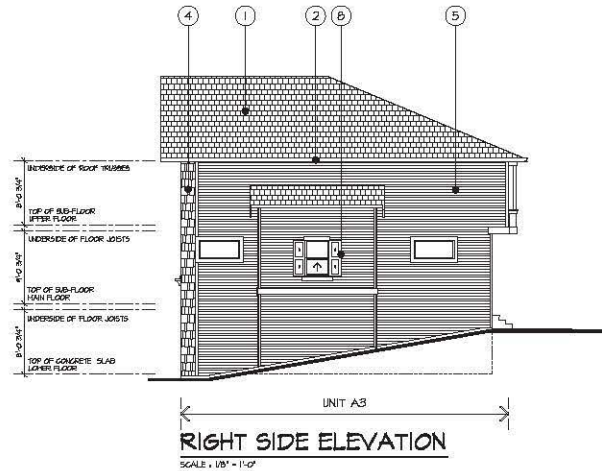
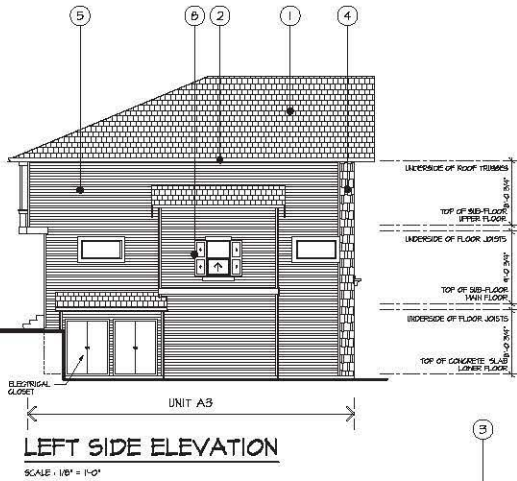
CLIENT NO.	SHEET NO.
681	AC-4.4
PROJECT NO.	REV. NO.
15064	

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SCHEDULE OF FINISHES

- 1 DURED ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 CEDAR SHINGLE SIDING
- 5 4" PROFILE HORIZONTAL VINYL SIDING
- 6 HARDI BOARD SIDING (1" EXPOSURE)
- 7 PREFAB METAL RAILINGS
- 8 18" WIDE PTD. HARDI-PANEL SHUTTERS
- 9 KNEE BRACES
- 10 PRIVACY SCREEN
- 11 2X10 WOOD TRIM
- 12 LATTICE AND FLOWER BOX
- 13 18 X 36 ORNAMENTAL LOUVRES



BUILDING #5

REV	DATE	BY	ISSUE



CLIENT: DEMPSON & PARTNER
 PROJECT: TOWNHOUSE DEVELOPMENT
 10463 - 150 STREET, SURREY
 SHEET CONTENTS: BUILDING ELEVATIONS

barnett dembek

UNIT 135
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

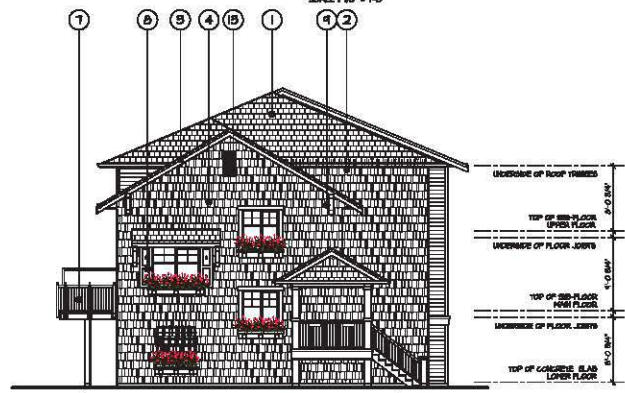
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@danatx.com

CLIENT NO. 601
 SHEET NO. AC-4.5
 PROJECT NO. 15069
 REV. NO.

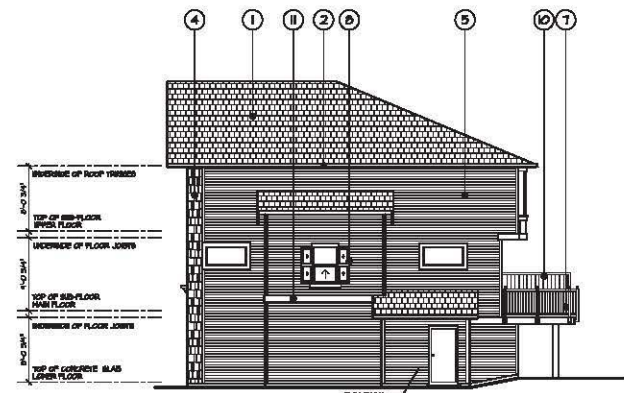
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UNIT E1 * UNIT M * UNIT AR * UNIT A * UNIT AR * UNIT A * UNIT A * UNIT A * UNIT AI
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT E1
LEFT SIDE ELEVATION (158 STREET)
 SCALE: 1/8" = 1'-0"



UNIT AI
RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x4 HOOD FASCIA
- ③ 1x4 HOOD TRIM ON 2x8 HOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (1" EXPOSURE)
- ⑦ PREFAB METAL RAILINGS
- ⑧ 18" WIDE PTD. HARDI-PANEL SHUTTERS
- ⑨ KNEE BRACES
- ⑩ PRIVACY SCREEN
- ⑪ 2x8 HOOD TRIM
- ⑫ LATTICE AND FLOWER BOX
- ⑬ 16 X 36 ORNAMENTAL LOUVRES



UNIT AI * UNIT A * UNIT A * UNIT AR * UNIT A * UNIT AR * UNIT M * UNIT E1
REAR ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING #6

NO.	REV.	DATE	BY	DESCRIPTION

CLIENT:	DANBOK + SANBYER
PROJECT:	TOWNHOUSE DEVELOPMENT
DATE:	10-14-2019
SCALE:	1/8" = 1'-0"
SHEET CONTENTS:	
BUILDING ELEVATIONS	

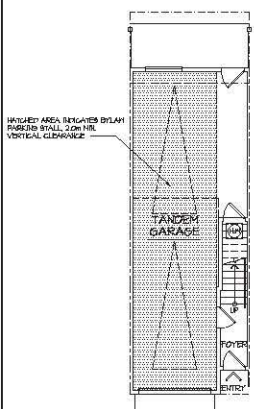
barnett danbok

UNIT 135,
 7838 135 STREET,
 SURREY, B.C.
 V3W 1T8

PHONE: (604) 267-7100
 FAX: (604) 267-2090
 EMAIL: mtd@barnett.com

CLIENT NO.	681	SHEET NO.	AC-4.5
PROJECT NO.	15064	REV. NO.	

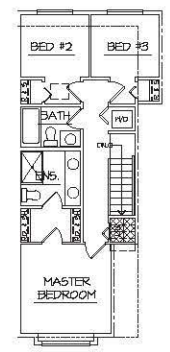
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BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

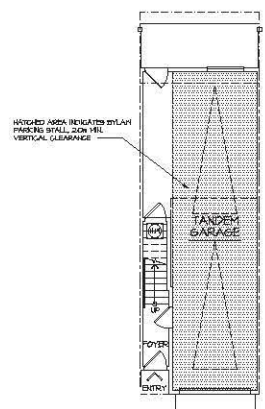


MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

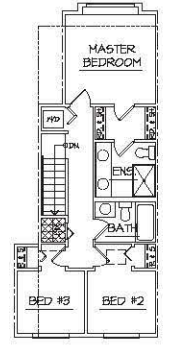
UNIT TYPE 'A'



BASEMENT FLOOR PLAN
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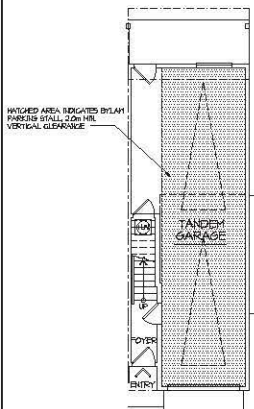


MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"

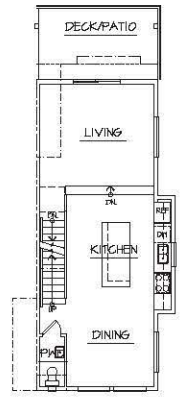


UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

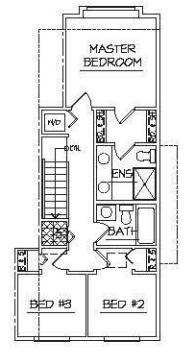
UNIT TYPE 'AR'



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

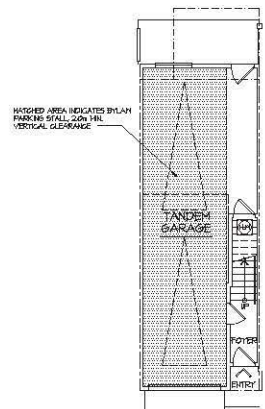


MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

UNIT TYPE 'AI'



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

UNIT TYPE 'MI'

REV	DATE	BY	ISSUE FOR

Client Log

DESIGN	DATE	SCALE
DK		
DR		
EC		
MA		

CLIENT: DAMSON + SAATYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 10463 - 155 STREET, SURREY
 SHEET CONTAINS: UNIT PLANS

barnett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO. 601	SHEET NO. AC-5J
PROJECT NO. 15064	REV. NO.

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT TYPE 'F'

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT TYPE 'F1'

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT TYPE 'E'

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

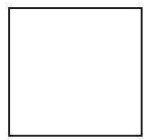
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT TYPE 'G'

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REV	DATE	BY	ISSUE FOR



Client Log

DESIGN	DATE	SCALE

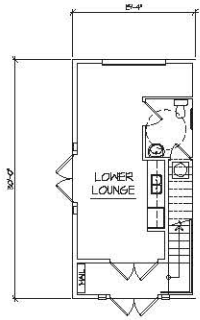
CLIENT: DAMSON + SAAYER
PROJECT: TOWNHOUSE DEVELOPMENT
10463 - 155 STREET, SURREY
SHEET CONTAINS: UNIT PLANS

barnett dembek

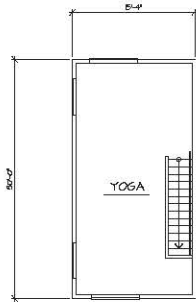
UNIT 135
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@damkitax.com

CLIENT NO.	SHEET NO.
601	AC-5.2
PROJECT NO.	REV. NO.
15064	



LOWER LOUNGE
SCALE: 1/8" = 1'-0" 460.0 S.F.



YOGA
SCALE: 1/8" = 1'-0" 460.0 S.F.

AMENITY

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CANADA COPYRIGHT ACT R.S.C. 1970

REV#	DATE	BY	ISSUE	ISSUED FOR

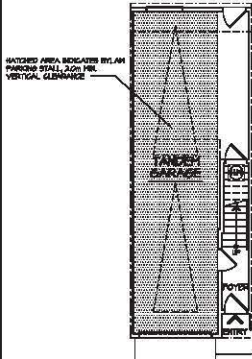
DESIGN :	CLIENT :
JM	DAMEON + SAWYER
CK	PROJECT: TOWNHOUSE DEVELOPMENT
10/24/03	10485 - 159 STREET, SURREY
1/8" = 1'-0"	SHEET CONTENTS :
	UNIT PLANS



UNIT 135,
7530 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-71
FAX: (604) 597-20
EMAIL: mail@darkitax.ca

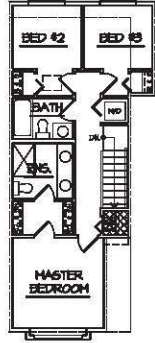
CLIENT NO.	SHEET NO.
601	AC-53
PROJECT NO.	REV. NO.
15064	



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

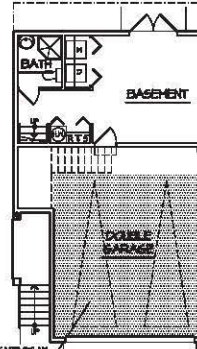


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

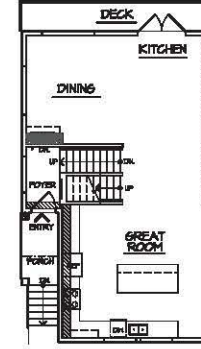


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

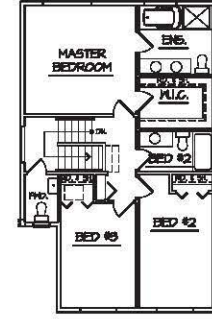
UNIT TYPE 'A' - BLDG 4 ONLY



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT TYPE 'E' - BLDG 4 ONLY

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REV#	DATE	BY	REASON



CLIENT:	DANKER + SAWYER
PROJECT:	TOUCHSTONE DEVELOPMENT
ADDRESS:	14055 - 150 STREET, SURREY
DATE:	JAN 5 2004
SCALE:	1/8" = 1'-0"
SHEET:	UNIT PLANS

barnett danker
 UNIT 135,
 7338 135 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (804) 267-7100
 FAX: (804) 267-2080
 EMAIL: mof@barnett-danker.com

CLIENT NO.	681	SHEET NO.	AC-2.4
PROJECT NO.	15064	REVISION NO.	

Exterior Colour Board



- 

ROOF
-HI-PROFILE SHINGLE
TIMBERLINE ROOFING
- 

WINDOW TRIM, FASCIA,
POST, GUTTER, WOOD
TRIM, & GARAGE DOORS
-WHITE
- 

HARDI BOARD SIDING
-HERITAGE BLUE
- 

DOORS, SHUTTERS,
LOUVERS, FLOWER BOXES
-BLACK



- 

ROOF
-HI-PROFILE SHINGLE
TIMBERLINE ROOFING
- 

WINDOW TRIM, FASCIA,
POST, GUTTER, WOOD
TRIM, & GARAGE DOORS
-WHITE
- 

CEDAR SHAKE SIDING
-VINTAGE GREY
- 

DOORS, SHUTTERS,
LOUVERS, FLOWER BOXES
-BLACK

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SEAL:

4	16 MAY 20	NEW SITE PLAN / CLIENT COMMENTS	DO
3	16 APR 20	NEW SITE PLAN	EST
2	16 FEB 20	NEW SITE PLAN	DO
1	16 JAN 20	NEW SITE PLAN	MM
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
10463 158TH STREET
SURREY

DRAWING TITLE:
LANDSCAPE TREE PLAN

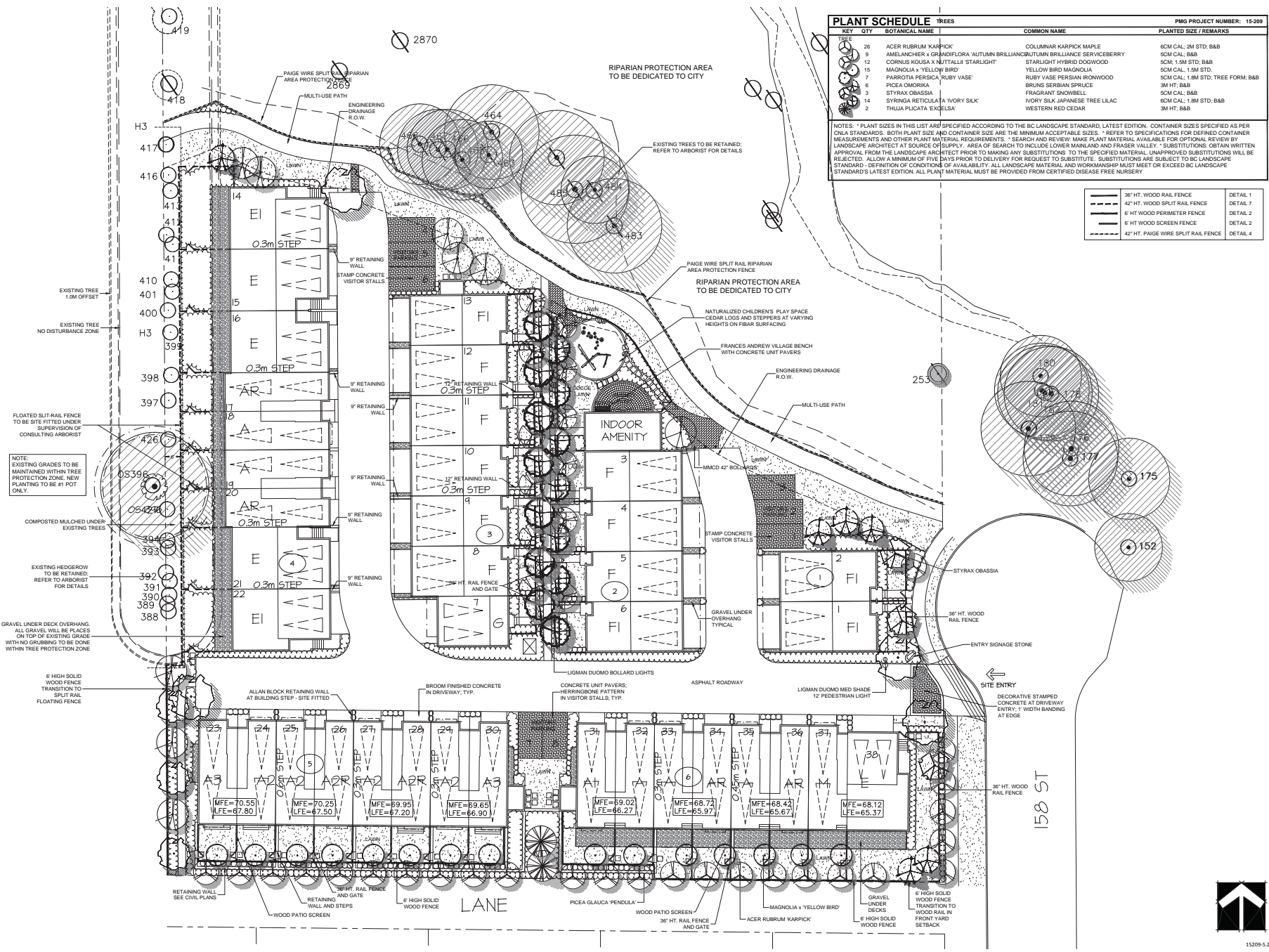
DATE: 12 DEC 22 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: CW
DESIGN: CW
CHKD: MCY **L1**
OF 4



PLANT SCHEDULE TREES				PMG PROJECT NUMBER: 15-209
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
26		ACER RUBRUM 'KARPICK'	COLUMBIAN KARPICK MAPLE	6CM CAL; 2M STD; B&B
9		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	BRIGHT BRILLIANCE SERVICEBERRY	5CM CAL; B&B
12		CORNUS KOUSA X 'NUTTALLII' 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	5CM CAL; 1.8M STD; B&B
15		MAGNOLIA 'YELLOW BIRD'	YELLOW BIRD MAGNOLIA	5CM CAL; 1.8M STD
7		PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL; 1.8M STD; TREE FORM; B&B
6		PICEA OMORIKA	BRUNS SERBIAN SPRUCE	3M HT; B&B
3		STYRAX OBASSIA	FRAGRANT SNODBRELL	6CM CAL; B&B
14		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	6CM CAL; 1.8M STD; B&B
2		THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT; B&B

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. ** SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

—	30' HT. WOOD RAIL FENCE	DETAIL 1
- - -	42' HT. WOOD SPLIT RAIL FENCE	DETAIL 7
- - -	6' HT WOOD PERIMETER FENCE	DETAIL 2
- - -	6' HT WOOD SCREEN FENCE	DETAIL 4
- - -	42' HT. PAIGE WIRE SPLIT RAIL FENCE	DETAIL 4



NOTE: EXISTING GRADES TO BE MAINTAINED WITHIN TREE PROTECTION ZONE. NEW PLANTING TO BE FIT NOT ONLY.

GRAVEL UNDER DECK OVERHANG. ALL GRAVEL WILL BE PLACED ON TOP OF EXISTING GRADE WITH NO CURBING TO BE DONE WITHIN TREE PROTECTION ZONE.

6" HIGH SOLID WOOD FENCE TRANSITION TO SPLIT RAIL FLOATING FENCE.

RETAINING WALL SEE CIVIL PLANS.

WOOD PATIO SCREEN.

36" HT. RAIL FENCE AND GATE.

6" HIGH SOLID WOOD FENCE.

6" HIGH SOLID WOOD FENCE TRANSITION TO WOOD RAIL IN FRONT YARD SETBACK.

GRAVEL UNDER DECKS.

6" HIGH SOLID WOOD FENCE.

EXISTING TREE 1.0M OFFSET.

EXISTING TREE NO DISTURBANCE ZONE.

EXISTING HEDGEROW TO BE RETAINED. REFER TO ARBORIST FOR DETAILS.

EXISTING TREE TO BE FITTED UNDER SUPERVISION OF CONSULTING ARBORIST.

COMPOSTED MULCHED UNDER EXISTING TREES.

9" RETAINING WALL.

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INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development - North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 22, 2016** PROJECT FILE: **7812-0265-00**

RE: **Engineering Requirements
Location: 10463 158 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONING AND SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 158 Street cul-de-sac bulb to 14.0 m radius;
- register 0.5 m statutory right-of-way along west side of 158 Street; and
- register 5.0 m drainage statutory right-of-way along north property line.

Works and Services

- construct west side of 158 Street to Limited Local Road standard;
- construct 6.0 m lane;
- construct 250 mm watermain along 158 Street;
- construct sanitary sewer in lane; and
- provide the lot with storm, water, and sanitary service connections.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit and Development Variance Permit.

Robert Cooke, Eng.L.
Development Project Engineer

SK



Thursday, March 31, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0265 00

SUMMARY

The proposed 38 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

September 2015 Enrolment/School Capacity

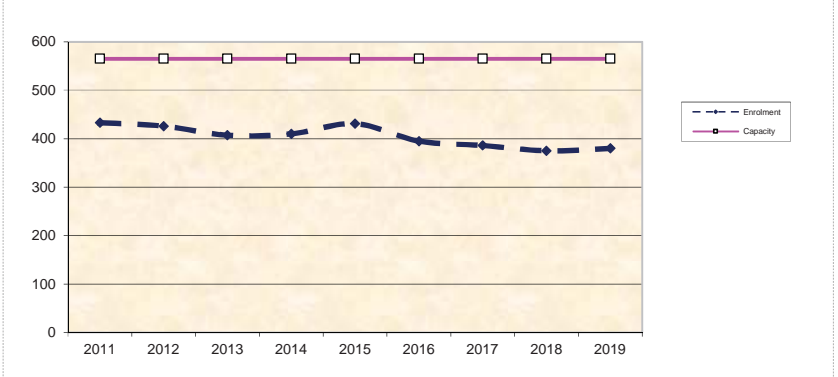
Harold Bishop Elementary	
Enrolment (K/1-7):	51 K + 380
Capacity (K/1-7):	40 K + 525
Johnston Heights Secondary	
Enrolment (8-12):	1411
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12):	1566

School Enrolment Projections and Planning Update:

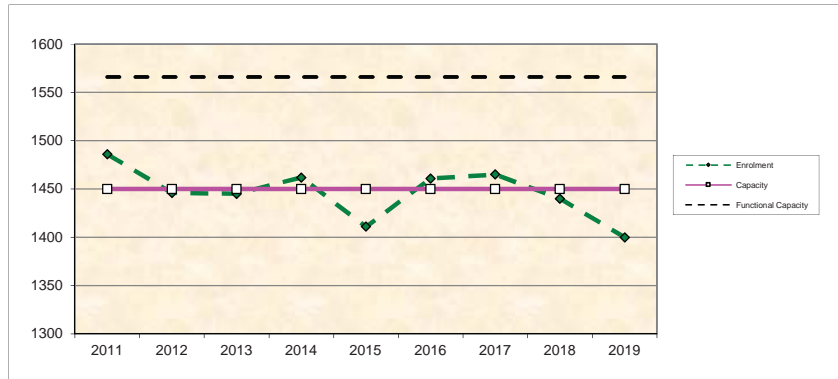
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There is room at both Harold Bishop Elementary and Johnston Heights Secondary for additional enrolment growth. There are no new capital projects proposed at either school.

Harold Bishop Elementary



Johnston Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 10463 - 158 Street

Registered Arborist: Peter Mennel ISA (PN-5611A)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	162
Protected Trees to be Removed	93
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	69
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 93 X two (2) = 186 	186
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	29

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: May 11, 2016



Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Plum	1	1	0
Maple, Bigleaf	1	1	0
Coniferous Trees			
Cedar, Western Red	160	91	69
Total	162	93	69
Additional Trees in the proposed Open Space / Riparian Area	~29	0	~29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	

*Note – Offsite trees are not included in the Summary totals.



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

DAWSON+SAWYER

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

10463 158 STREET
 SURREY, B.C.

REVISIONS:

NO	DATE	BY	REVISION
1	05/01/16	SL	NEW SITE PLAN
2	17/02/16	MK	NEW SITE PLAN
3	11/05/16	SL	NEW SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

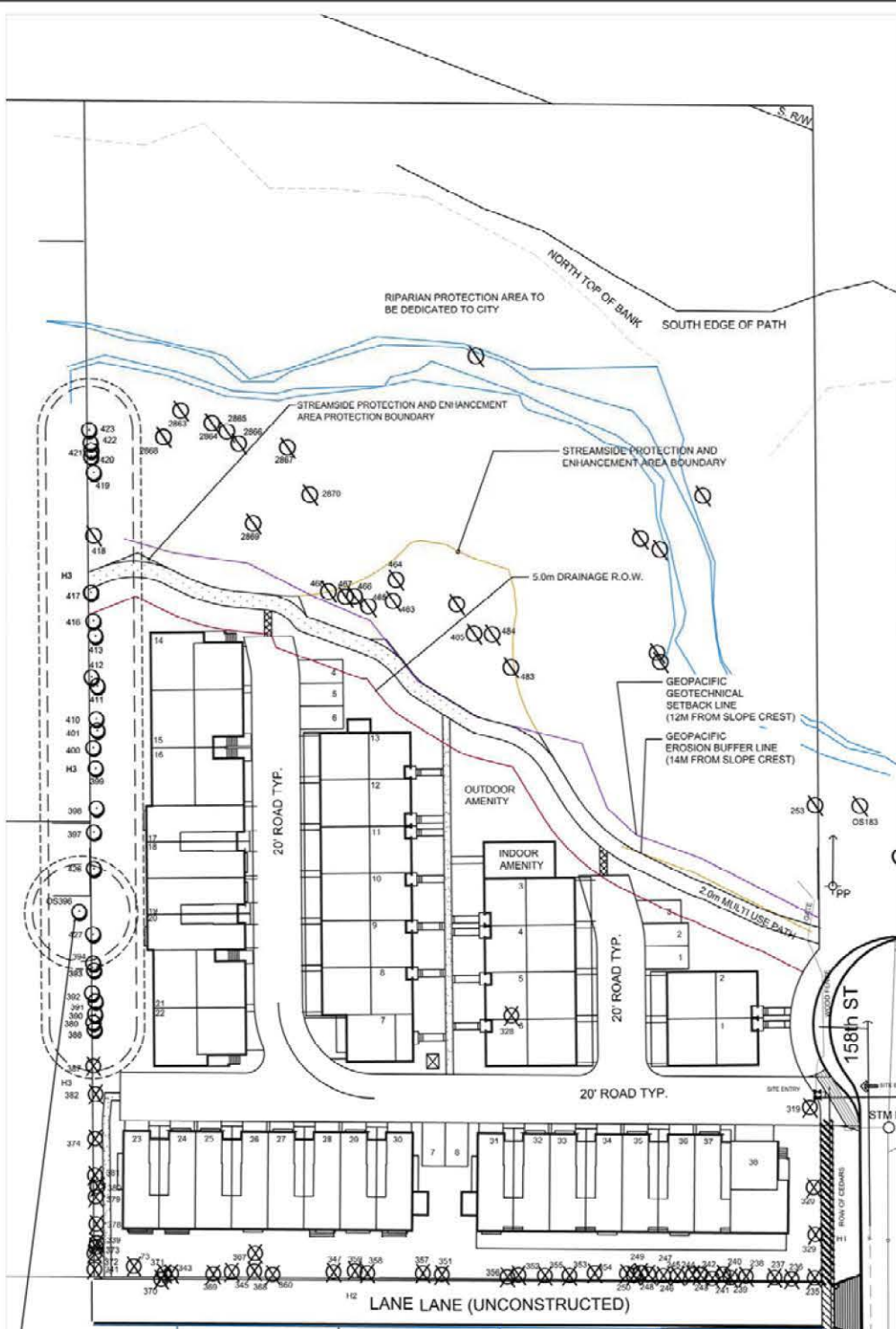
AS SHOWN

DATE

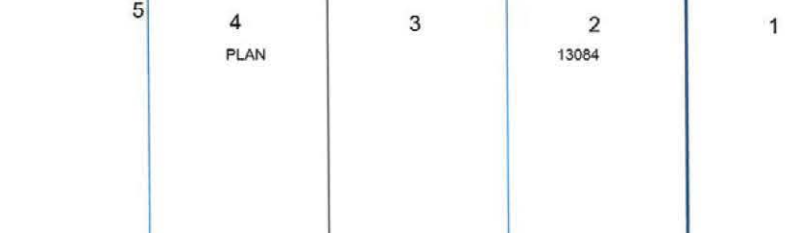
DECEMBER 21, 2015

T-1

SHEET 1 OF 2



NOTE: RE-ASSESS IN CONJUNCTION WITH EXCAVATION FIELD STAKES. NOTIFY OWNER THAT REMOVAL MAY BE NECESSARY.

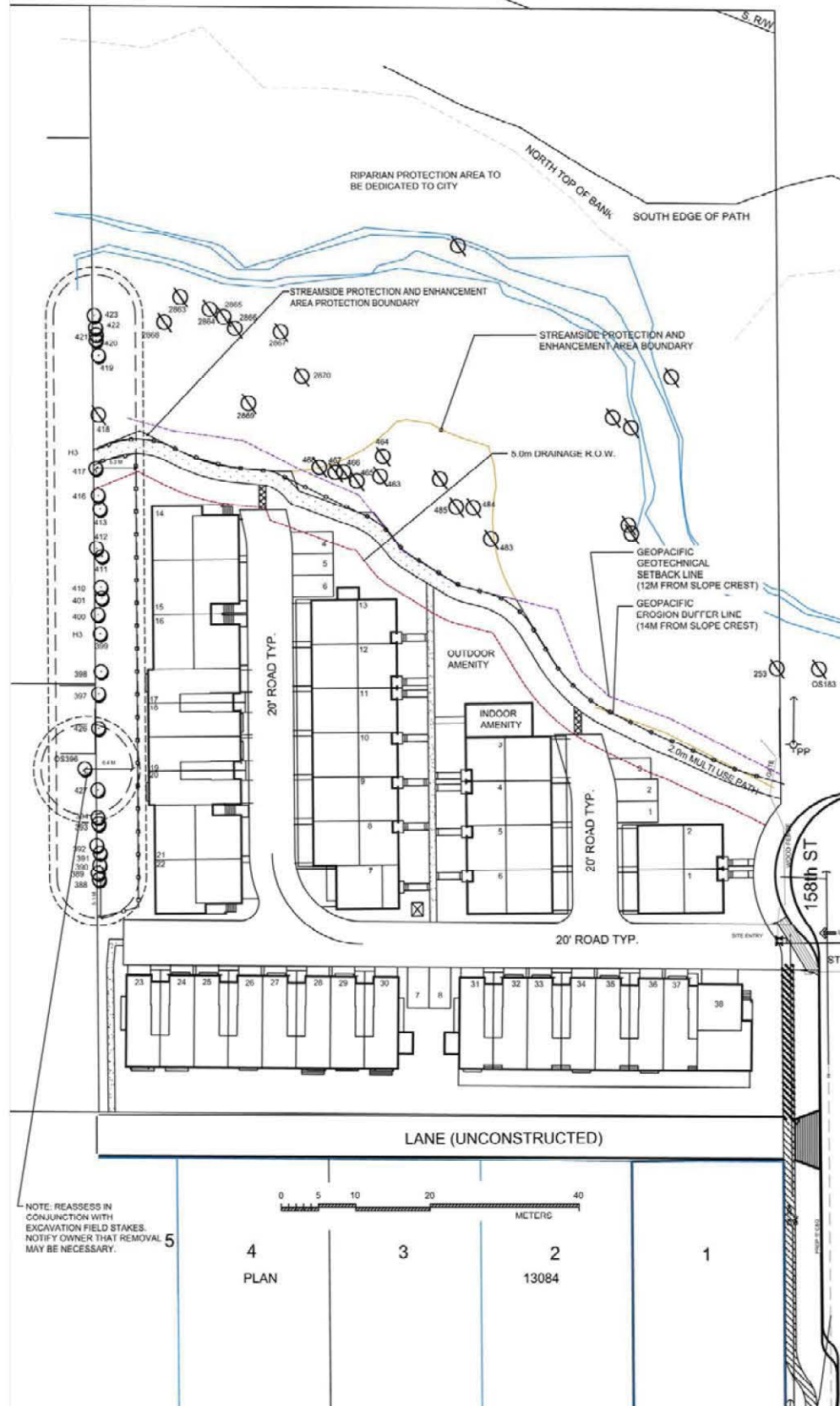


LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.0M EXC. OFFSET
- TREES TO BE ASSESSED BY SURREY'S PARKS, REC AND CULTURE DEPT.

REM 37

10.7



NOTE: REASSESS IN CONJUNCTION WITH EXCAVATION FIELD STAKES. NOTIFY OWNER THAT REMOVAL MAY BE NECESSARY.

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 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: fadum@fadum.ca

CLIENT
 DAWSON+SAWYER

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 10463 158 STREET
 SURREY, B.C.

REVISIONS:

NO	DATE	BY	REVISION
1	05/01/16	SL	NEW SITE PLAN
2	17/02/16	MK	NEW SITE PLAN
3	11/05/16	SL	NEW SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
 NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE
 T2 - TREE RETENTION PLAN

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DRAWN
 MK

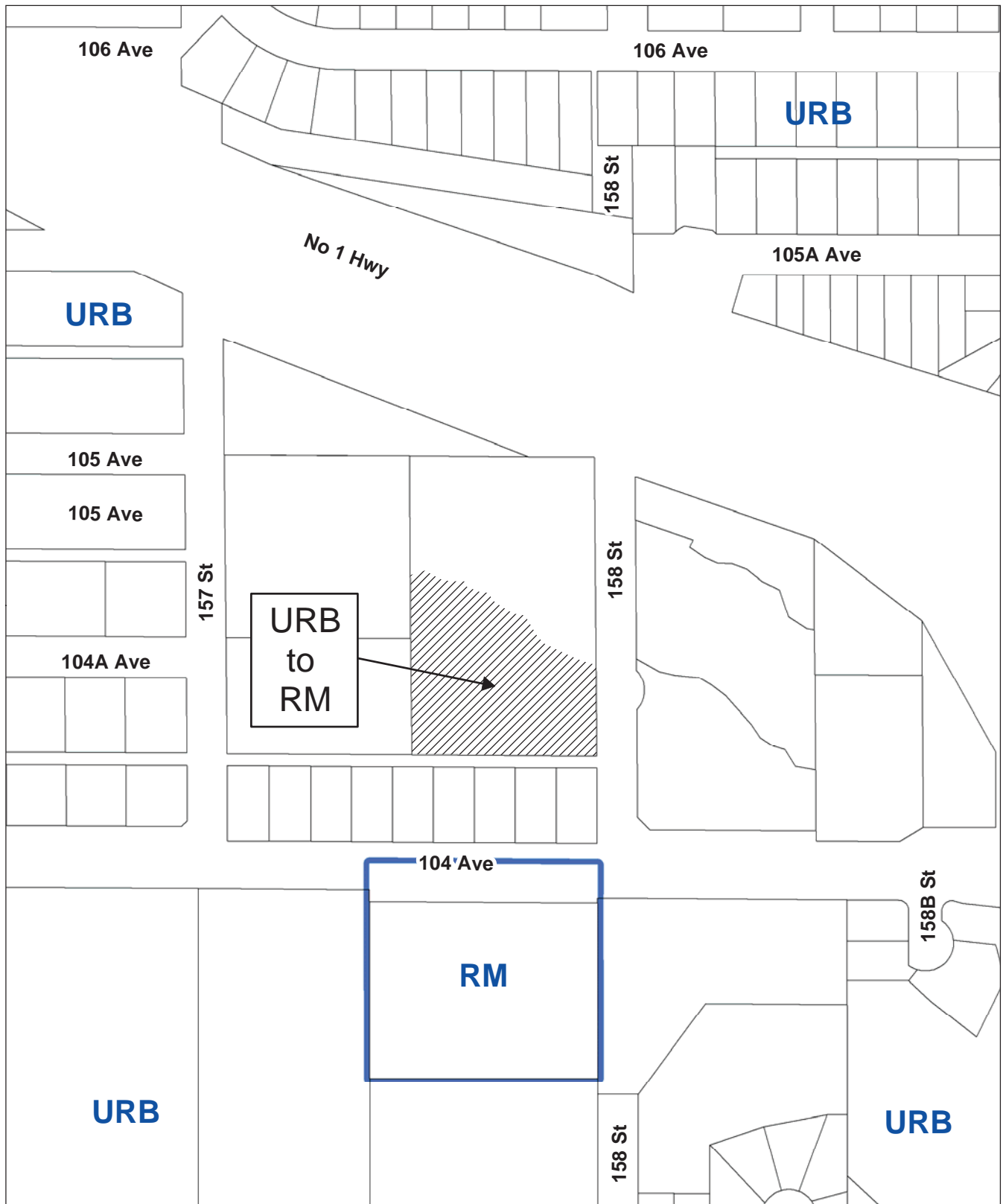
SCALE
 AS SHOWN

DATE
 DECEMBER 21, 2015

T-2
 SHEET 2 OF 2

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- 1.0M EXC. OFFSET
- TREES TO BE ASSESSED BY SURREY'S PARKS, REC AND CULTURE DEPT.
- TREE PROTECTION FENCING



OCP Amendment 7912-0265-00
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0265-00

Issued To: ROYAN BARRYMAN

("the Owner")

Address of Owner: 10463 – 158 Street
Surrey, BC V4N 2H9

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-275-754

Lot "H" Section 22 Block 5 North Range 1 West New Westminster District Plan 17140

10463 - 158 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum front yard (east) setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.0 metres (10 ft.) to the roof overhang;
 - (b) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum rear yard (west) setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 5.5 metres (18 ft.) to the decks and roof overhang of Building 4 and to 3.0 metres (10 ft.) to the building face and 2.5 metres (8 ft.) to the roof overhang of Building 5;

- (c) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and 4.5 metres (15 ft.) to the building columns and roof overhangs; and
 - (d) Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 5.0 metres (16.5 ft.) to the roof overhangs of Building 5, and to 6.0 metres (20 ft.) to the building face and to 4.0 metres (13 ft.) to the rear decks and roof overhangs of Building 6.
- 4. This development variance permit applies to the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 - 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 - 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 - 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 - 8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 20____ .
ISSUED THIS _____ DAY OF _____, 20____ .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

